

THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

8a Merchant Lane, Cranfield, Bedford. MK43 0DA

£460,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are thrilled to present this two/three bedroom detached bungalow, situated in the popular location of Cranfield, which offers close proximity to local public houses, parks and further amenities.

The accommodation in brief comprises; entrance hall, open plan kitchen/dining/living area, utility cupboard for washing machine, two bedrooms, two en-suite shower rooms, bedroom three/living space which could be used for either a bedroom or a separate living room and a family bathroom. This property also benefits from gated access, parking for four cars, a rear garden and CCTV.

Please contact us for further information or to confirm your viewing appointment.

FEATURES

- DETACHED BUNGALOW
- UTILITY CUPBOARD
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- GATED ACCESS
- PARKING FOR FOUR CARS
- TWO/THREE BEDROOMS



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

OPEN PLAN KITCHEN/DINING/LIVING AREA

21' 5" x 12' 5" (6.53m x 3.78m)

UTILITY CUPBOARD FOR WASHING MACHINE

BEDROOM ONE

13' 5" x 9' 9" (4.09m x 2.97m)

EN-SUITE SHOWER ROOM

7' 0" x 7' 11" (2.13m x 2.41m)

BEDROOM TWO

13' 1" x 9' 8" (3.99m x 2.95m)

EN-SUITE SHOWER ROOM TWO

9' 8" x 4' 0" (2.95m x 1.22m)

BEDROOM THREE/LIVING ROOM

12' 9" x 12' 0" (3.89m x 3.66m)

FAMILY BATHROOM

PARKING FOR TWO CARS

REAR GARDEN

PLEASE NOTE

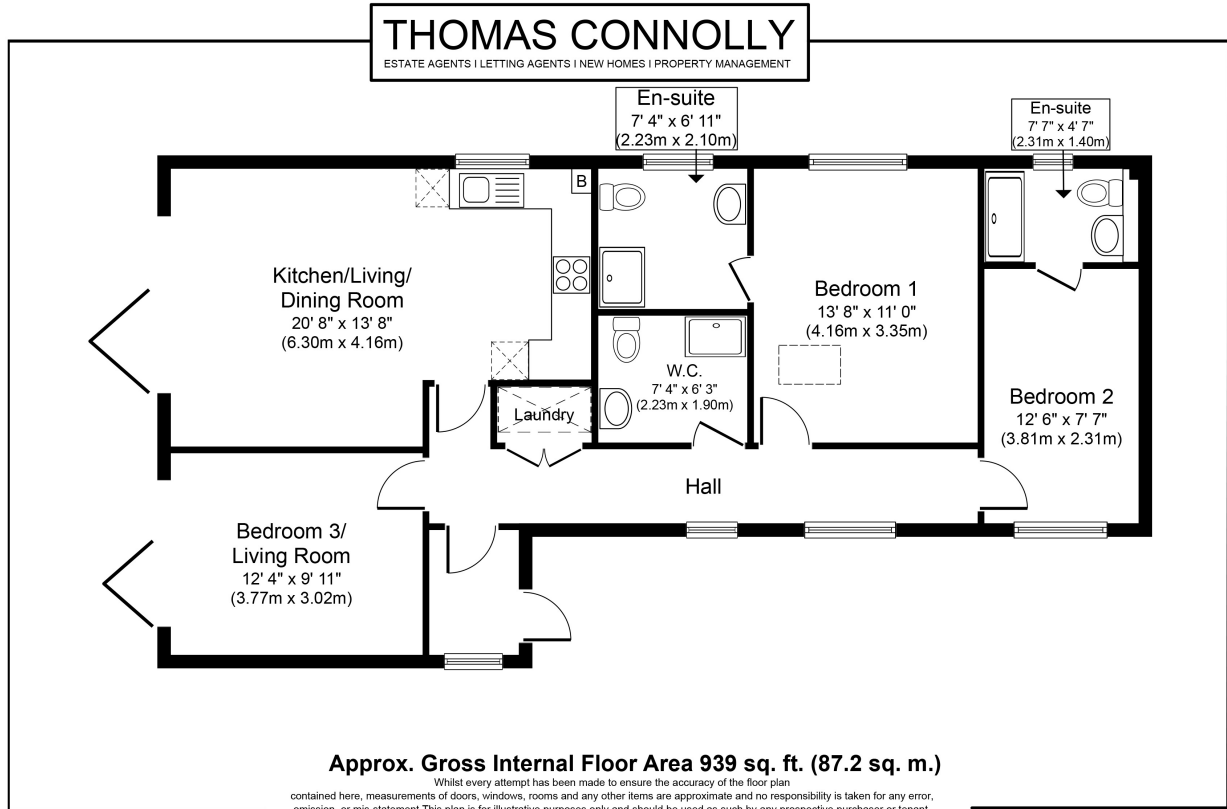
These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor







FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	